

ZC-035-2025

1. Level of Alignment

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy.

2. Supporting Goal(s)/Policy(ies)

Policy 5.2.2

“Encourage a mix of housing types and densities in new developments and infill areas.”

Page 5.33

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance: This policy encourages a broader spectrum of residential options, including multifamily and higher-density housing, especially within infill areas. The rezoning from R-1 to R-3 aligns with this by permitting multifamily development in an area surrounded by diverse housing types.

Goal 1.1

“Promote compact development and mixed-use development patterns that encourage walkability and efficient infrastructure use.”

Page 1.27

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance: While not explicitly a mixed-use rezoning, allowing higher-density residential use within an existing urban fabric supports compact development and may improve walkability, especially near amenities such as parks and minor arterials.

Policy 1.2.3

“Promote infill development and redevelopment that adds value to existing neighborhoods and leverages existing infrastructure.”

Page 1.28

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance: The proposed rezoning qualifies as infill development and leverages existing infrastructure. The surrounding area already supports mixed housing densities, and this change may encourage reinvestment in an underutilized lot.

3. Summary of Alignment

The proposed rezoning from R-1 (Single Family Residential) to R-3 (Mixed Residential) at 410 East Eistetter Street moderately aligns with the *Viva Laredo Comprehensive Plan*. It supports broader housing choices and higher density in a predominantly residential area, aligning with policies that encourage infill development (Policy 1.2.3) and housing diversity (Policy 5.2.2). While the Future Land Use Map designates this area as "Low Density Residential," the presence of existing multifamily and mixed uses nearby, along with adjacency to other R-3 zones, indicates functional compatibility.

The alignment is classified as **Moderate** because the proposal advances the *intent*—though not the letter—of specific plan goals related to housing flexibility and efficient land use. The agenda item intersects with broader planning themes including **housing equity, infrastructure efficiency, and neighborhood reinvestment**.

4. Additional Requirements

All cited policies are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*.